



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU11-00121 Desert Springs Unit Two  
**Application Type:** Major Combination  
**CPC Hearing Date:** January 26, 2012

**Staff Planner:** Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)  
**Location:** East of I-10 and North of Transmountain Road

**Acreage:** 9.88 acres  
**Rep District:** 1  
**Existing Use:** Vacant  
**Existing Zoning:** R-3A (Residential)  
**Proposed Zoning:** R-3A (Residential)

**Nearest Park:** Enchanted Hills Off-Site Park Dedication (0.51 mile)  
**Nearest School:** Canutillo Middle School (1.29 miles)  
**Park Fees:** N/A  
**Impact Fee:** The property is located in the Westside Impact Fee Service Area and is subject to impact fees.

**Property Owner:** RPW Development, DVEP Land LLC  
**Applicant:** RPW Development, DVEP Land LLC  
**Representative:** CEA Group

### **SURROUNDING ZONING AND LAND USE**

**North:** R-3A (Residential)/ Vacant

**South:** C-4/c (Commercial/conditions) & R-3 (Residential)/ Vacant

**East:** R-3A (Residential)/ Vacant

**West:** C-4/c (Commercial/conditions) & A-O (Apartment-Office)/ Vacant

**THE PLAN FOR EL PASO DESIGNATION:** Mixed-Use

### **APPLICATION DESCRIPTION**

The applicant is proposing to subdivide a 9.88-acre parcel of property into 29 residential lots. The development will provide a 1.34-acre park site, two linear trails and private open space along the southern boundary of the development. Primary access will be from Bluff Creek Lane, which will be developed as part of Desert Springs Unit One. The applicant is requesting vested rights under the subdivision code in effect prior to May 24, 2011.

The applicant is also requesting the following exceptions:

- To use a 120-foot street cross-section consisting of 64 feet of pavement with a 24' raised median, 5-foot sidewalk and 8-foot parkway on one side and an 8-foot meandering hike

- & bike trail with an 11-foot parkway on the other side.
- To allow for a block length in excess of 1,200 feet with 46-feet of right-of-way.
- To allow for a dead-end street in excess of 600 feet.

### **CASE HISTORY**

On December 2, 2010 the City Plan Commission approved Desert Springs Unit Two on a Major Preliminary basis granting the following exceptions:

- To use a 120-foot street cross-section out of the previous subdivision code.
- To allow for a block length in excess of 1,200 feet.
- To allow for a dead-end street in excess of 600 feet;

and subject to the following requirements and conditions:

- That Desert Springs Unit Two be recorded concurrently with Desert Springs Unit One.

### **DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION:**

The Development Coordinating Committee recommends *approval* of the exceptions and *approval* of Desert Springs Unit Two on a **Major Combination** basis subject to the following conditions and requirements:

- Desert Springs Unit Two must be filed concurrently with Desert Springs Unit One.

### **OPEN SPACE ADVISORY BOARD**

*Recommended approval 5-1.*

### **Planning Division Recommendation:**

*Approval with exceptions.*

- The requested 120-foot cross-section (Resler Drive) is being proposed so that it will match the cross-section proposed in Desert Springs Units One and Four, to the north. The applicant has demonstrated compliance with Sections 19.48.030(A) and (C) of the current subdivision code.
- Per Section 19.15.080 of the current subdivision code, the City Plan Commission may grant an exception to block length and cul-de-sac street length if topographic features hinder conformance with the provisions of the code. In this case, an adjacent channel makes development of a shorter block or shorter cul-de-sac street difficult.

### **Engineering and Construction Management-Land Development:**

We have reviewed subject plan recommend **Approval**; the Developer/Engineer needs to address the following comments:

1. The Dedication Statement may need to be modified to delete **Drainage R.O.W.**, and **Texas Gas Easement**.

**The subdivision is within Flood Zones A2, B and C: Zone A2- “Areas of 100-year flood; base flood elevations and flood hazards determined”. Zone B “Areas between the 100-year flood and the 500-year flood; or certain areas subject to a 100-year flooding with average depths less than one (1) foot or where the contributing drainage areas is less than one square mile; or areas protected by levees from the base flood, and Zone C-“Areas of minimal flooding (No shading), Panels # 480214 0011C, 480214 0012C, 480214 0016C and 480214 0017C, dated February 5, 1986.**

**EPDOT:**

**The Department of Transportation has no objections to the proposed plat with the following conditions:**

1. Traffic calming measures are required along Dewberry Drive. Coordinate with the Department of Transportation.
2. Desert Springs Unit One shall be recorded prior to Desert Springs Unit Two in order to provide access to the proposed development.
3. The Hike and Bike Trail and Landscape, vegetation, and irrigation system be incorporated into Resler Drive, to match the existing hike and bike trail on Resler Drive.

Notes:

1. Temporary breakaway guard posts with retro-reflective end of road markers or Type III barricades shall be placed at the end of Resler Drive.
2. Foreseeing the future need, the Transportation Department would like to request as part of the required median landscaping, the opportunity to have two 2 - inch underground conduits installed for future median illumination (arterial lighting), and communication systems along Resler Drive.
3. Round-about is recommended at Resler Drive and Enchanted Springs (3 lane to 2 at approach).
4. All existing and proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall comply with the City Design Standards for Construction and be ADA/TAS compliant.

**Parks and Recreation Department:**

We have reviewed **Desert Springs #2**, a major combination plat map which consists of 29 Single-family dwelling lots, 0.44-acres of "Public Open Space", is proposing to dedicate a **1.34-acre "Park" & 0.85-acres of Hike & Bike Trail** and we offer Developer / Engineer the following "**revised**" comments:

1. The issue with the 30' LEA County Gas Company Easement (Oneok WestTex Transmission, L.P.) is subject to the Parks & Recreation Department Director providing an affirmative recommendation prior to CPC meeting.
1. Acceptance of the proposed Hike / Bike Trail dedication within the 30' LEA County Gas Company Easement (Oneok WestTex Transmission, L.P.) east of proposed park site is subject to above mentioned comments #1
2. Proposed "Public Open Space" contained within Lot 1, Block 14 needs to be labeled as "Private"
3. Need to remove the "Open Space" and the "Texas Gas Easement" from the Dedication Statement.

Based on the following calculations, applicant will accrue 1.05-acres of "Parkland Credits" that will be applied to meet the parkland requirements for Desert Springs #1 **if the 30' LEA County Gas Company Right Of Way & Easement is in fact found to be an easement and not a R.O.W.**

**Parkland calculations:**

Desert Springs #2 – Is dedicating a "Park Site" for a total of ..... **1.34-acres**

Desert Springs #2 = 29 dwelling units (new code) requires a total of ..... **0.29-acres**

**Balance = 1.05-Acres**

Desert Springs #1 = 197 dwelling units (old code) requires a total of ..... **0.99-acres**

**Exceeds by = 0.06-Acres**

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards.
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Note for all park improvements (sidewalks, Ramps, etc) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration - PLD # (Registration Number) is provided.
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site.
7. Provide frontage lighting along adjacent Public Street rights of way. Engineer to coordinate with E.P.E.Co., Department of Transportation, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as

required for proper planting as per Parks Design & Construction Standards.

10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
12. Provide grading so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall Insure that proposed grades will keep water away from hard surfaces.
13. Any sloped areas along park's frontages shall be at the max. 1 vertical : 20 horizontal (5%) and along residential or commercial areas at max. 1 vertical : 4 horizontal (25%) with a minimum 15 bench or as determined according to the park improvements review at adjacent properties.
14. If any slopes are required along residential sides there is a need to have a minimum five feet (5') benches at top and toe of slopes and to be kept clear of any improvements such as rock walls, walk path or sidewalks.
15. Provide adequate cross-sections enough to better understand the finished improvements.
16. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
17. Applicant / Contractor is required to obtain irrigation and any other required permit(s) from Development Services (BP&I) Building Permits & Inspections Division.
18. A 7' wide concrete sidewalk is required all along the park's frontage.
19. Park improvements shall be in accordance to the requirements of the current Park and Open Space ordinance Section 19.20
20. Provide an age appropriate 2-5 years old play structure.
21. Provide two (2) accessible picnic tables & benches on concrete pads as required by ordinance.
22. Hike/Bike trails shall have lighting provided; coordinate with Parks and the Department of Transportation to prevent duplication of lighting provided for residential.
23. Areas meant to remain undisturbed where existing ground is disturbed by cut or fill methods must be restored by introduction of vegetation and irrigation.
24. Construction of Park improvements need to be coordinated and inspected by Parks Department.
25. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

**El Paso Water Utilities:**

1. EPWU does not object to this request. EPWU has coordinated with the Owner's engineer the

provisions for sanitary sewer service to the Desert Springs Unit 1 and Desert Springs Unit 2. Sanitary sewer flows from this subdivision will be conveyed to the sanitary sewer system within Desert Springs Unit 1.

2. EPWU requires for Desert Springs Unit 1 to be recorded prior or concurrently with Desert Springs Unit 2.

3. The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed at the time of the plat and collected by EPWU prior to the issuance of a Building Permit.

4. Water service can be made available to the subdivision up to elevation 4060 (PSB Datum), by extending the existing 12-inch diameter water main along Northwestern Drive across Transmountain Road, then eastward parallel to Transmountain to the proposed Bluff Creek Street. Also, a 16-inch diameter water main is required to be extended across IH-10 from the existing 16-inch diameter water main located west and parallel to IH-10, then along the proposed Enchanted Spring Drive to Bluff Creek Street. The Owner/Developer is responsible for the water main extension costs and the acquisition of the required off-site easements; including the extensions across IH-10 and Transmountain Road. Extension of off-site water mains shall be done within an off-site alignment that is graded to the future subgrade of a proposed paved roadway.

5. Sanitary sewer service requires the extension of a 15-inch sewer main with horizontal tunneling across I-10, then along La Mesa Street to connect at 7<sup>th</sup> Street to the proposed Mowad sewer interceptor. This interceptor is anticipated to be operational in late 2013. Temporary sewer service is available by connecting to the existing 15-inch sewer main along the west side of I-10. The EPWU requests the Developer to obtain the elevation of the existing sanitary sewer main to confirm that connection of the proposed sanitary sewer main to the existing main can be accomplished. The Owner/Developer is responsible for the sewer main extension costs and the acquisition of the required off-site easements; including the extension across IH-10.

6. The Owner will coordinate with EPWU to ascertain that the required water and sewer mains are installed in parallel with development. The Owner/Developer is responsible for the main extension costs and for the acquisition of off-site easements.

7. Along Resler Drive between Helen of Troy and Transmountain Road, there is an existing 16-inch diameter reclaimed water main. This main dead-ends approximately 230-feet south of Transmountain Drive.

8. IH-10 and Transmountain Road are TxDOT right-of-ways. All proposed water and sanitary sewer work to be performed within these right-of-ways requires a utility installation permit from TxDOT.

#### **El Paso Water Utilities – Stormwater Division:**

We have reviewed the subdivision described above and provide the following comments to be addressed in the improvement stage:

1. The subdivider proposes a hybrid channel within Desert Springs Unit 2. The hybrid channel will have concrete lined side slopes and an earthen bottom. Although this hybrid channel cross section does not meet any design standard in the subdivision code, EPWU recognizes that the City of El Paso Engineering Department previously requested the design. The Engineer shall provide enough information to prove the hybrid channel will provide for and protect public

health, safety, and general welfare as required by section 19.19.010A of the subdivision code (Stormwater Management Requirements).

2. EPWU requests that the Engineer provide a sediment transport model/analysis including the expected amount of scour along the arroyo and hybrid channel. Also include the expected volume of silt in the proposed drainage basins. In accordance with the Drainage Design Manual, all unprotected channel surfaces to be engineered to resist erosion, scour, and shear stress.

3. EPWU recommends that grading in the floodplain be delayed until approval by FEMA of the CLOMR.

4. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

**El Paso Fire Department:**

No comments received.

**911:**

No comments received.

**Sun Metro:**

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services. **Accommodate major roadways for potential public transit services.**

**Central Appraisal District**

No adverse comments received.

**El Paso Electric Company:**

No comments received.

**Texas Gas Company:**

No comments received.

**Canutillo Independent School District:**

No comments received.

**Additional Requirements and General Comments:**

1. Submit to the Planning & Economic Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

3. This property is subject to impact fees. The table and respective language shall be included on the face of the final approved and recorded plat. Impact fees shall be calculated based on the table below:

Chapter 395 of the Texas Local Government Code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by Chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by City Council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.

<u>Westside Service Area</u>			
<b>Meter Size</b>	<b>Meter Capacity Ratio</b>	<b>Water*</b>	<b>Wastewater</b>
Less than 1 inch	1.00	\$ 659.00	\$927.00
1 inch	1.67	\$1,101.00	\$1,548.00
1½ inch	3.33	\$2,195.00	\$3,087.00
2 inch	5.33	\$3,514.00	\$4,941.00
3 inch	10.00	\$6,593.00	\$9,270.00
4 inch	16.67	\$10,990.00	\$15,453.00
6 inch	33.33	\$21,973.00	\$30,897.00

#### **Attachments**

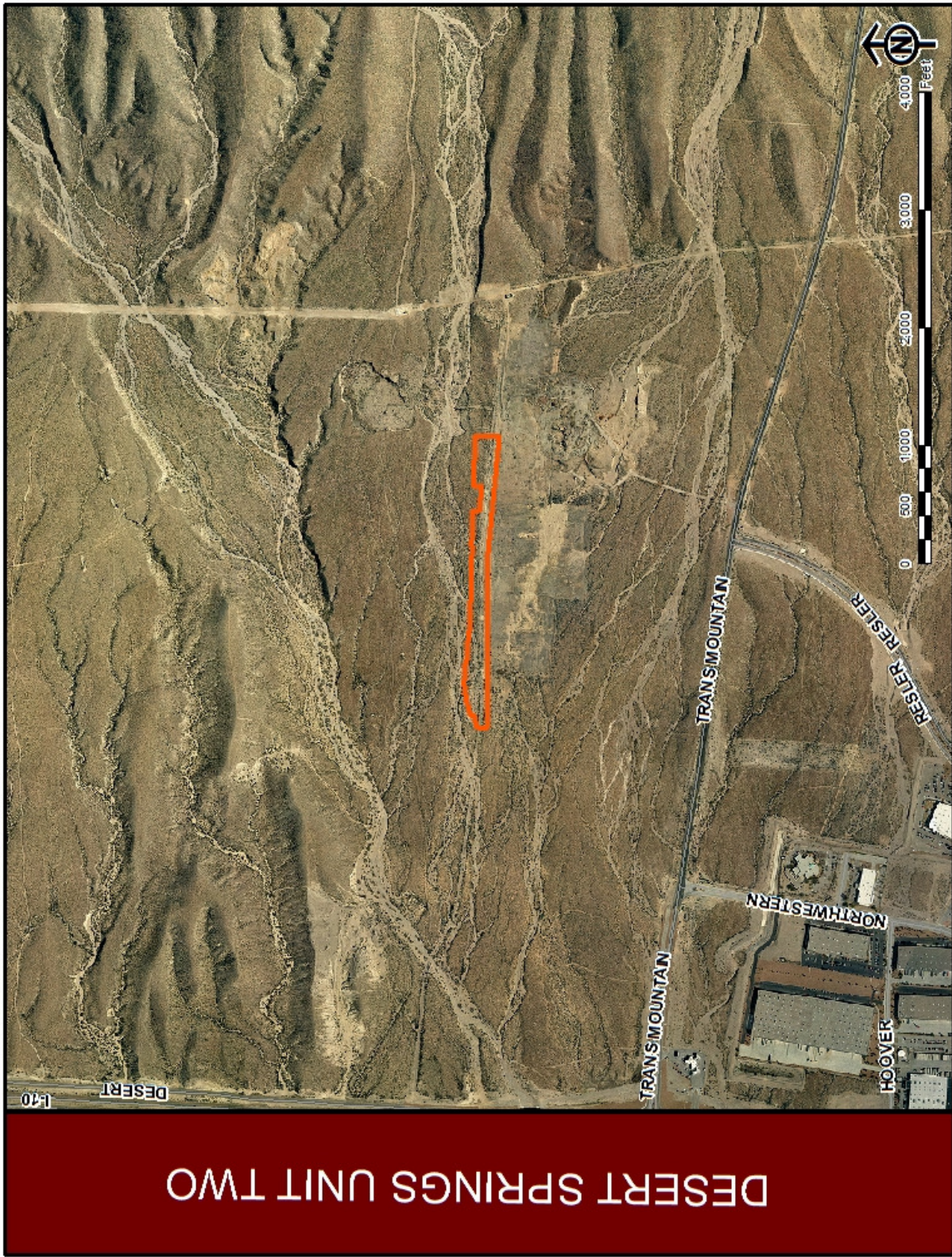
1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Cross-sections
6. Exception request
7. Application



ATTACHMENT 1



ATTACHMENT 2













## ATTACHMENT 6



Transmountain  
4712 Woodrow Bean, Ste. F  
El Paso, TX 79924  
Office: 915.544.5232  
Fax: 915.544.5233  
web: www.ceagroup.net

November 23, 2011

City of El Paso - Development Services  
Two Civic Center Plaza-5<sup>th</sup> Floor  
El Paso, Texas 79901

Attention: Mr. Raul Garcia

Reference: Desert Springs Unit Two – Variance Request

Dear Mr. Garcia:

On behalf of the Developer, for the above referenced development, variances are being requested. The variances are as follows:

Variance No. 1: 120' R.O.W. Street

A variance to the right-of-way for the one-hundred-and-eight (108') feet is requested. The one-hundred-and-twenty (120') foot modified right-of-way shall consist of thirty-two (32') feet of pavement (two eleven [11'] foot and one ten [10'] foot lanes) on both sides of the twenty-four (24') foot raised median. The center of the roadway (including the raised median) shall be offset three (3') feet from the right-of-way centerline. This shall provide a thirteen (13') foot parkway with a five (5') foot sidewalk and on the other side of the raised median a nineteen (19') foot parkway with an eight (8') foot meandering hike and bike trail. Our request for the right-of-way modification is based on Park's Department recommendation to extend and connect the existing hike and bike trail along Resler Drive.

Variance No. 2: Location Map Scale: A variance to provide for a better depiction of the surrounding area of the subject property, we are requesting a modification from the subdivision ordinance of the location map scale from 1"-600 ft to 1"-1000 ft.

Variance No. 3: Block Length: A variance to provide a longer length than allowed of one-thousand-and-seven-hundred-and-seventy-two (1,772') feet. This provides more undisturbed open space by reducing the street crossings.

Variance No. 4: Cul-De-Sac Length: A variance to provide a longer length than allowed of eight-hundred-and-ten (810') feet. This provides more undisturbed open space by reducing the street crossings.

Variance No. 5: Improvements to a natural arroyo: A variance to the preservation of a natural arroyo to allow public transportation connectivity is requested. A one hundred and twenty (120') foot right-of-way street (Resler Drive) improvements are being proposed to cross the arroyo to protect the public health, its safety and welfare. In addition, stabilization measures, and erosion protection improvements are proposed to comply with storm water management guidelines.

Variance No. 6: Dead-End Streets: A variance to approve a temporary dead-end street is requested. The street (Dewberry Drive) will be extended into the adjacent property at some point. No temporary turnaround easements are required since street includes a double eyebrow

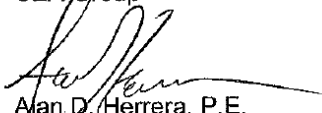


Desert Springs Unit Two  
November 23, 2011  
Sheet 2 of 2

improvements as part of its development. A variance to the length of the temporary dead-end street is also being requested within variance 3 and 4.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,  
CEA Group



Alan D. Herrera, P.E.  
Project Engineer

I-2060-017-ld.rg.23nov2011

ADH/adh

# ATTACHMENT 7



## CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: \_\_\_\_\_ FILE NO. \_\_\_\_\_

SUBDIVISION NAME: Desert Springs Unit Two

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A Portion of Tract 1B, Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas;  
containing approximately 9.88 acres + -

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>4.16</u>	<u>29</u>	Office		
Duplex			Street & Alley	<u>3.09</u>	<u>2</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>1.34</u>	<u>1</u>	Private Open Space	<u>0.45</u>	<u>1</u>
School			Linear Park	<u>0.84</u>	<u>1</u>
Commercial			Total No. Sites	<u>34</u>	
Industrial			Total (Gross) Acreage	<u>9.88</u>	

3. What is existing zoning of the above described property? R-3A, A-O, C-3 Proposed zoning? R-3A, A-O, C-3
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No \_\_\_\_\_
5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Surface flow to proposed inlets into existing storm sewer infrastructure discharging to existing/proposed hybrid channels.
7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No \_\_\_\_\_  
 If answer is "Yes", please explain the nature of the modification or exception Modification for a 46' ROW street cross section with 28' pavement & modification to the allowed block length.
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes X No \_\_\_\_\_
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes \_\_\_\_\_ No X
- If yes, please submit a vested \_\_\_\_\_ rights petition in accordance with Section 19.47- Vested Rights (See Attached).



12. Owner of record See Below  
(Name & Address) (Zip) (Phone)
13. Developer \_\_\_\_\_  
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean Dr Ste. F 79924 915-544-5232  
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
FEE: \$2,088.00

OWNER SIGNATURE: \_\_\_\_\_

REPRESENTATIVE: \_\_\_\_\_

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

12. Owner of Record RPW Development 7910 Gateway East Ste. 102 79915 915-591-6319

OWNER SIGNATURE: \_\_\_\_\_

12. Owner of Record DVEP Land LLC 7910 Gateway East Ste. 102 79915 915-591-6319

OWNER SIGNATURE: \_\_\_\_\_